

SCHWAB REALTY
P.O. BOX 99
CENTERVILLE, TEXAS 75833-2263
(903) 536-2672 or (800) 671-2672

PROPERTY DATA SHEET

ACREAGE: 146.044 Acres. Lot/Survey L. Duel Survey, A-209

PRICE: \$583,000 Terms, Third Party Financing

MINERALS: Seller reserves the following mineral, royalty, timber or other interests: None.

Reserved by prior owners All the oil & gas minerals.

Subject property () is () is not presently under an oil and gas lease.
Subject property () is () is not presently under a coal and lignite lease.

ACCESS: Subject property has ingress and egress via:
(☒) Public road, FCR 382
() Deed easement _____ wide _____
() Subject property is land-locked with no deeded easement.

TITLE COMPANY: (☒) A. Title policy issued by Freestone County Title
() B. The Trustee on any Seller-Financed Note shall be:

SURVEY: () A. No survey is required.
() B. Seller shall furnish to Buyer Seller's existing survey of the property dated _____
() C. A survey of the property dated subsequent to the effective date of a contract which shall be furnished within _____ days from the effective date of contract showing the boundaries and visible conditions along the boundaries, perimeter fences, easements, right of way, roadways and computation of area, which shall be furnished and at the expense of () Seller () Buyer by a mutually acceptable Public Surveyor licensed by the State of Texas.
() D. Surveyor: _____

WATER: Water Supply Company: _____
() Seller agrees to convey ownership to the water meter with all fees paid. Proration of the water bill shall be made on the basis of the bill of the previous month.
(☒) All transfer fees will be paid by the buyer.

LAND TYPE: (☒) Pasture Bahia & Native Grasses , 30 % +/- _____
(☒) Wooded Hardwoods & Pine , 70 % +/- _____
(☒) Creek Two () Ponds: _____
(☒) Soil Sandy Loam (☒) Lakes: _____

IMPROVEMENTS: Land presently used for: (☒) Residential () Double Wide Mobile Home
() Cabin (☒) Recreation/Hunting
(☒) Ranching () Mobile Home
() Crop Farming () Other
() Commercial

Approx. heated/cooled sq. ft. 1,200 , outside dimensions Yes
Total Rooms 6 Living Room Size 20x18 Total Baths 2
Total Bedrooms 3 #1 Size 14x8 #2 Size 11x9 #3 Size 11x8

(☒) Central Air	() Dining	(☒) Hardy Plank
(☒) Central Heat	(☒) Breakfast	(☒) Frame
(☒) Water System	(☒) Living Room	(☒) Slab
(☒) Electricity	(☒) Kitchen	(☒) Barns (2)
(☒) Telephone	(☒) Fireplace	() Corral
() City Gas	() Carport	(☒) Shed (Portable)
() Propane	(☒) Water Well	(☒) Pond
(☒) Water Well	(☒) Utility Room	(☒) Fenced
(☒) Septic Tank	() River Frontage	(☒) Cross-Fenced

SCHOOL DISTRICT: Dew ISD

TAXES: 2009 County \$ 204.75 School \$ 1025.52 ESD #: \$ 0 Total: \$ 1230.27

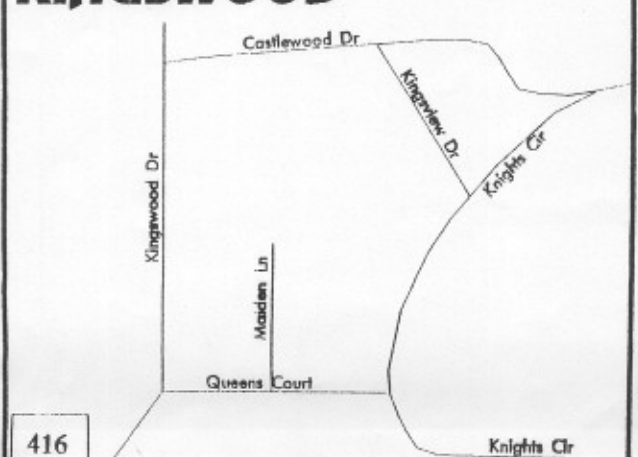
NOTE: All information furnished concerning this property has been obtained from sources deemed reliable and is believed to be correct, but no responsibility is assumed and no warranty or representation is made as to the accuracy thereof; and the same is submitted subject to errors, omissions, prior sale or withdraw from the market without notice. All information must be verified independently by buyer.



DAKS



KINGSWOOD



SOUTH SIDE SHO



